

IN THE CLAIMS

1-97 (Canceled).

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98. (New) A collaborative real estate management system with features for exchanging information among tenants, staff and a building manager, and task management relating to the operation of a building, comprising:

data input and output devices accessible to the tenants, staff, and the building manager;

a computer system connecting said data input and output devices;

said computer system including one or more processors networked together and programmed to process data relating to management of said building;

said processor being further programmed to receive a communication relating to management of said building from at least one of said tenant, staff and building manager, said communication including data indicating a target recipient among another of said tenants, staff and building manager;

said computer system being further programmed to output said communication to said target recipient,

wherein said computer system enables interaction by said tenants with said staff and building manager through said system.

99. (New) The system of claim 98 wherein said computer system includes a database for record keeping or task tracking.

100. (New) The system of claim 99 wherein said database includes a library of documents relating to the building which documents are accessible for viewing, storing, and editing by said tenants, staff, and building manager.

101. (New) The system of claim 99 wherein said communication comprises information or an instruction from one of said tenants to a member of said staff located at a front desk or front gate of said building.

102. (New) The system of claim 99 wherein said communication comprises information regarding a service request among said tenants, staff, and building manager.

103. (New) The system of claim 99 wherein said communication comprises package delivery and pickup information from said staff to said tenants or building manager.

104. (New) The system of claim 99 wherein said communication comprises one or more survey questions from a member of said staff or said building manager to one of said tenants, or a response to said survey questions from one of said tenants to a member of said staff or to said building manager.

105. The system of claim 99 wherein said communication comprises information posted by one of said tenants for viewing by other tenants of the building.

106. The system of claim 99 wherein said database includes addresses and contact information for said tenants, staff, and building manager.

107. The system of claim 99 wherein said database includes information for task tracking.

108. The system of claim 99 wherein said database includes information about scheduled maintenance programs.

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